



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)
MATTHEW J. SICKLER, P.E. (NY & PA)
PATRICK J. HINES

Main Office
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mheny@mhepc.com

Principal Emeritus:
RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: SIEROTA SITE PLAN
PROJECT NO.: 15-28
PROJECT LOCATION: SECTION 94, BLOCK 1, LOT 61 & 57
REVIEW DATE: 13 NOVEMBER 2015
MEETING DATE: 19 NOVEMBER 2015
REPRESENTATIVE: ENGINEERING & SURVEYING PROPERTIES

1. The Applicant's representative was requested to clarify tax map 57 to be combined with tax map 61. Portions of tax map 57 appear to extend to the north side of Willow Street only a portion of lot 57 is proposed to be combined with lot 61. In addition filed map lines are identified on the parcel which should be addressed during the consolidation.
2. The Applicant's have identified they are going to request a waiver for the sprinkler system.
3. The Applicant's have identified they intend on paving the gravel areas of the site. The Planning Board should address the need for curbing on the site.
4. A landscape plan has been prepared for the Planning Boards review.
5. Petroleum
6. tank has been relocated to the vicinity of the proposed building away from the property line. The Applicant's have identified that their vehicles will be fueled at the facility approximately twice a week.
7. Note 9 should be revised that vehicles for repair is limited to 4. Currently it states the maximum vehicles of 4 onsite designated parking spots. In addition, Note 9 seems to conflict with the Note 7a which identifies 3 vehicles.
8. County Planning referral is required.
9. A 490 contour is required between the proposed berm on Route 17K and the swale depicted on

the plans.

10. If project is identified as being exempt from curbing we would recommend some means of controlling placement of vehicles on the site. Possibly a split rail fence, bollards or some other method to contain vehicles to the proposed paved surfaces.
11. Size of all proposed landscape plants must be identified.
12. Provisions for a dumpster must be included. Used tire storage, cardboard and other waste typically generated must be addressed.
13. The landscape buffer should include a stonewall typical to other developments along the highway corridor.

Respectfully submitted,

McGoey, Hauser & Edsall
Consulting Engineers, D.P.C.

Patrick J. Hines
Principal

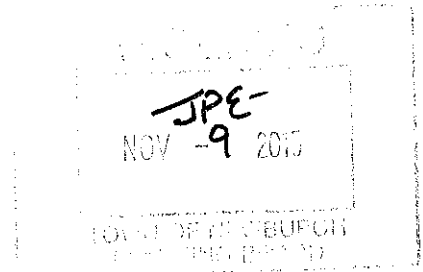


www.EngineeringPropertiesPC.com
71 Clinton Street
Montgomery, NY 12549
phone: (845) 457-7727
fax: (845) 457-1899

November 5, 2015

Town of Newburgh Planning Board
308 Gardnertown Road
Newburgh, NY 12550
ATTN: John Ewasutyn, Chairman

RE: **SIEROTA SITE PLAN**
NYS ROUTE 17K & COCHECTON AVE
TAX LOT # 94-1-61&57 (Project #2015-28)

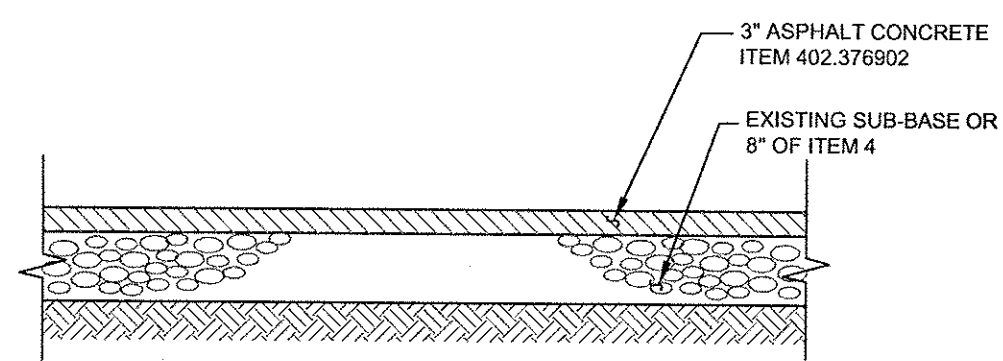


Dear Mr. Ewasutyn:

Please find attached 15 copies of the revised plan set for the above referenced project. The plans have been revised in accordance to the latest comments letter from McGoey, Hauser and Edsall, D.P.C dated October 9, 2015 and comments of the Board and its consultants at the meeting. Below is a comment by comment response:

M.H&E Comments

1. Lot 57 is also part of the purchase and is controlled by the same owners. Lot 57 has been added to the plan as part of the application and note #10 has been added stating that the lots shall be combined into a single lot with a single owner prior to signing of any approved maps.
2. All stormwater management facilities are shown on the map are existing. A landscaped berm with a drainage pattern shown to the northeast is proposed to maintain existing drainage patterns. Previous work was done to reduce the ponding and the berm should help in this regard. The proposed grades along the drainage pattern will continue to promote draining of this area.
3. A 35 foot landscaped buffer is provided on the plans, also please see the landscape plans provided by others for landscaping specifications on the site and within the 35-foot buffer.
4. Parking within a front yard setback is existing and is inevitable due the fact that the lot has frontage on 3 sides. The parking has been limited to be as far away from the main road (NYSDOT Route 17K) as practicable with an effective buffer proposed. At this time a waiver would be requested allowing the existing parking conditions to remain. The existing building mounted lighting will be utilized for this site. As the proposed lot layout is not changing the lighting layout is not proposed to be modified.
5. Please find the landscape plans by others in the attached plan sets.
6. The 1,000-gallon tank is proposed. Its location has been moved away from the property line.
7. The well to be abandoned is specified to be abandoned is accordance with all applicable AWWA standards.
8. Town of Newburgh Water System notes have been added to sheet C-2. Additionally, the water service connections detail has been revised to all specifications set forth by the Town of Newburgh Water Department.

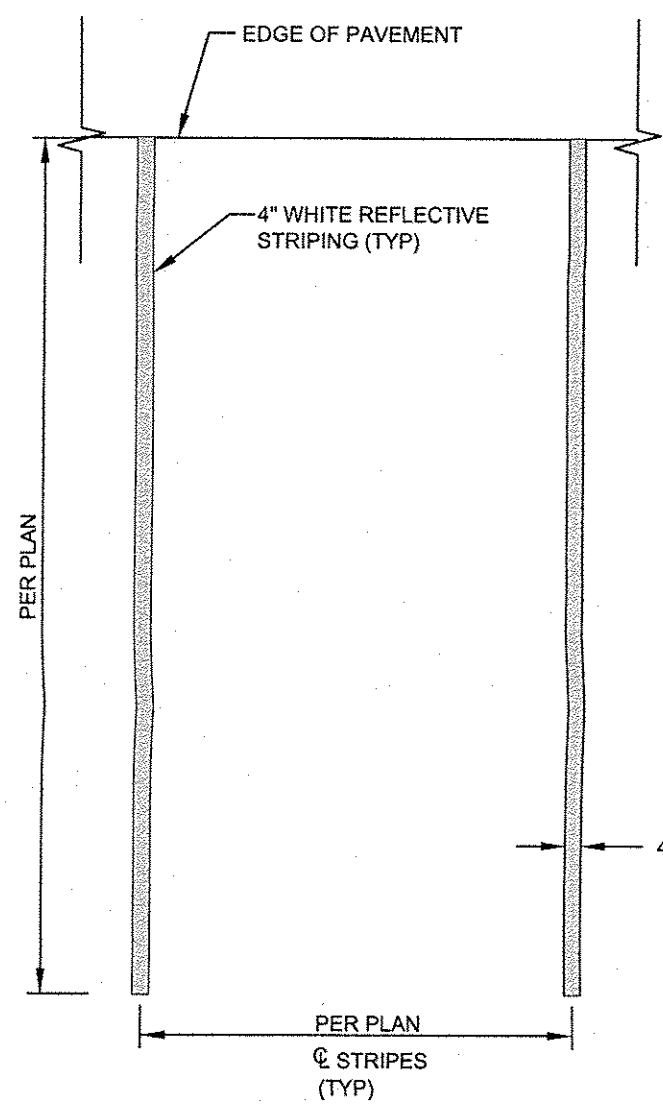


- NOTES:
1. TO BE INSTALLED FOR ALL ON-SITE ROADWAYS AND PARKING AREAS.
 2. ALL SUB-GRADE AND SUB-BASE SHALL BE PROOF ROLLED WITH TOWN ENGINEER PRESENT PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS.
 3. ITEM NUMBERS REFER TO NYS DOT SPECIFICATIONS

ON-SITE PAVEMENT SECTION

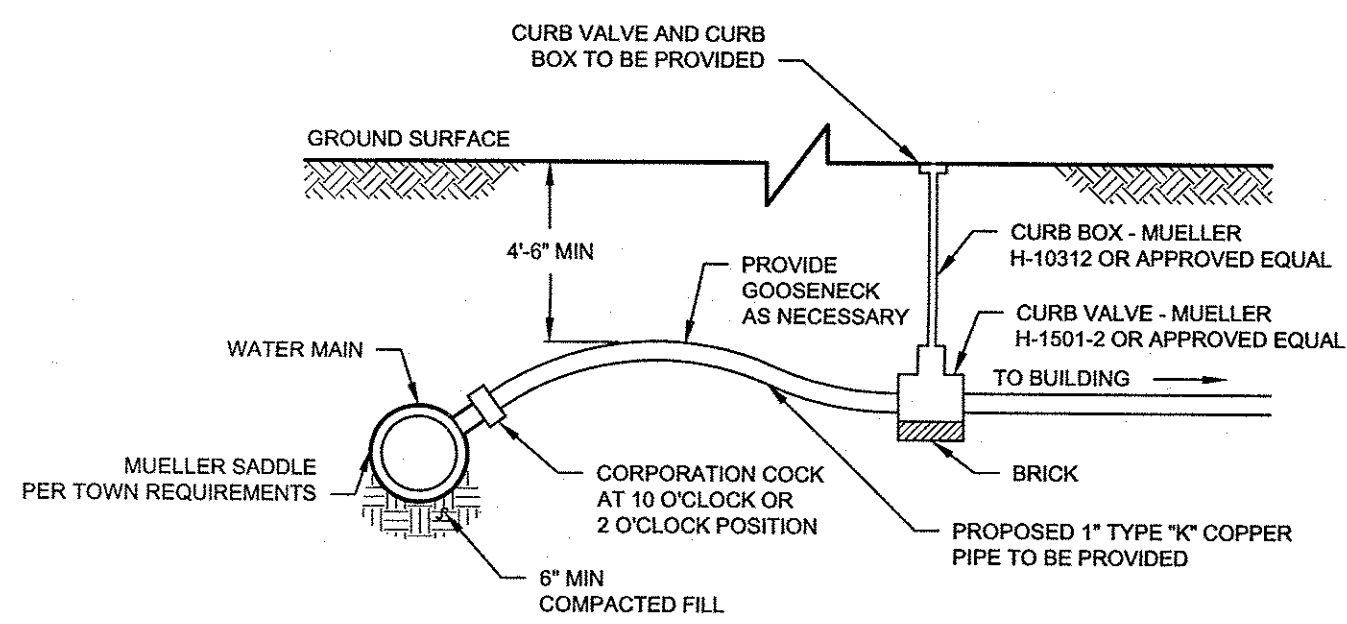
SCALE: NTS

SIGN	TEXT	M.U.T.C.D. No.	SIZE OF SIGN	TYPE OF MOUNT	MOUNT HEIGHT	DESCRIPTION
NP		P1-1C	12" x 18"	GR MTD	5'-0"	WHITE BACKGROUND RED LETTERING
HC		M12-1	18" x 24"	GR MTD	5'-0"	BLUE BACKGROUND BLACK SYMBOL WHITE LETTERING



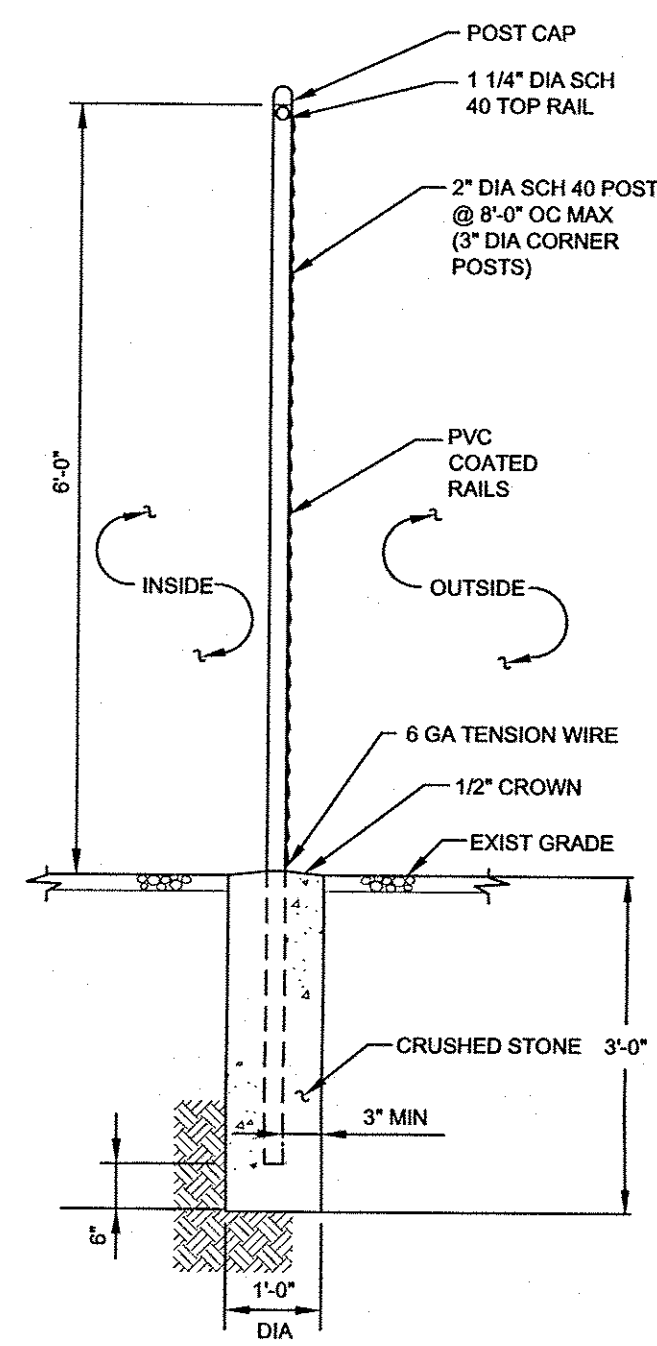
PARKING SPACE

SCALE: NTS



WATER SERVICE CONNECTION

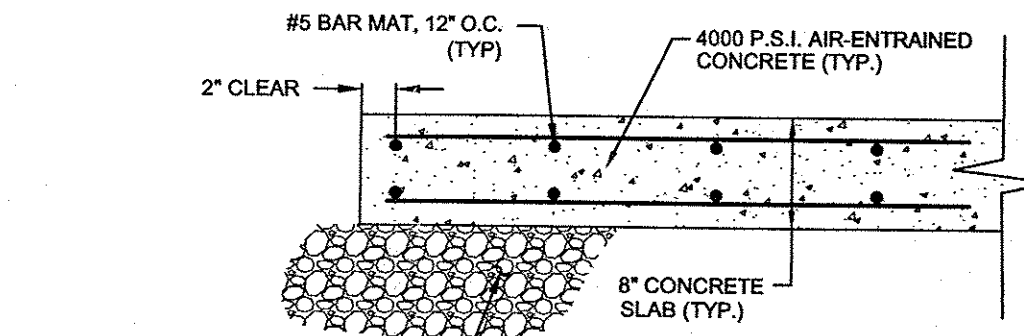
SCALE: NTS



- NOTE:
1. CHAIN LINK FENCE & POLES COLOR SHALL BE BLACK.

CHAIN LINK FENCE DETAIL

SCALE: NTS



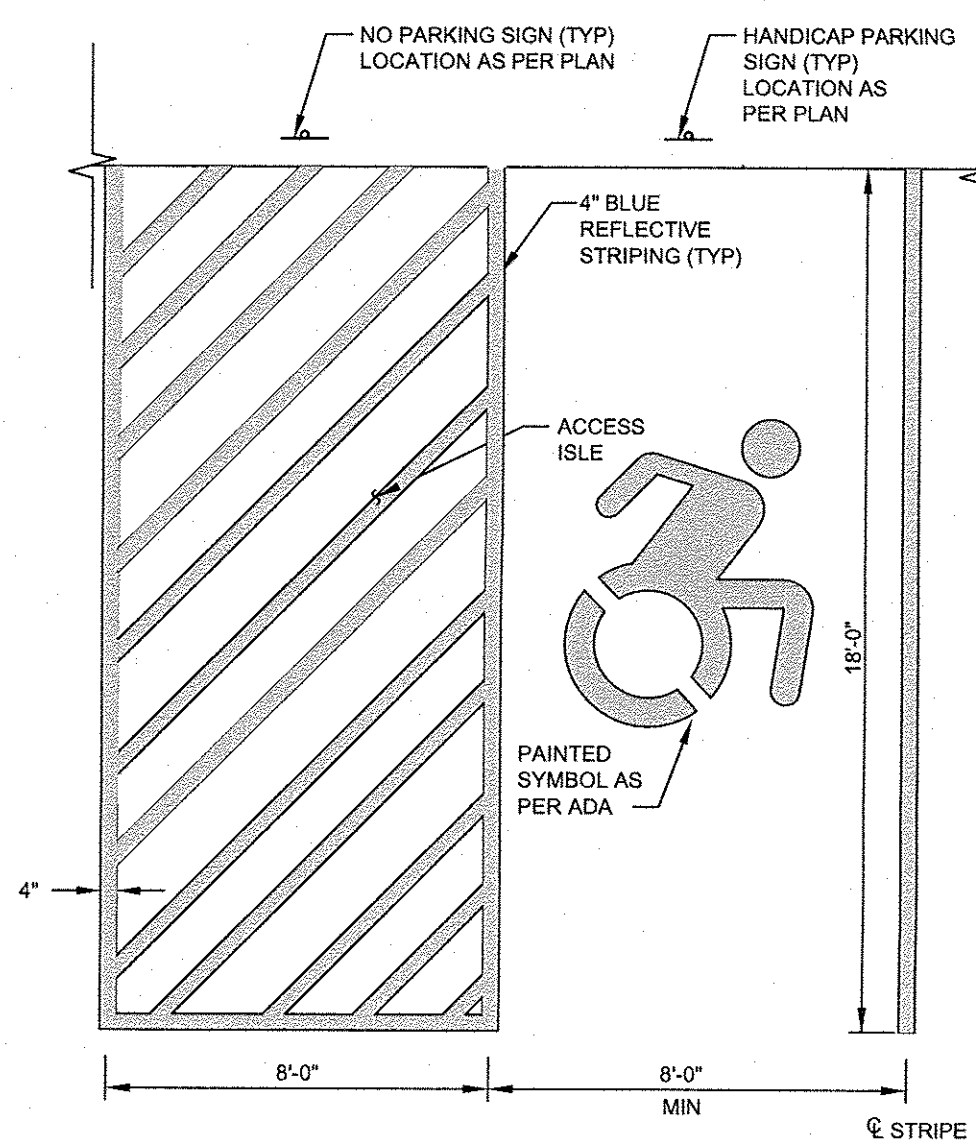
CONCRETE PAVEMENT

SCALE: N.T.S.

No.	DATE	DESCRIPTION
1	11/05/15	REVISED PER ENGINEER COMMENTS 10/09/15

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		11/05/15	
		SHEET NUMBER	
<input type="checkbox"/> CONCEPT APPROVAL	N/A	OF	N/A
<input checked="" type="checkbox"/> PLANNING BOARD APPROVAL	2	OF	2
<input type="checkbox"/> OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYSDEC APPROVAL	N/A	OF	N/A
<input type="checkbox"/> NYS DOT APPROVAL	N/A	OF	N/A
<input type="checkbox"/> OTHER	N/A	OF	N/A
<input type="checkbox"/> FOR BID	N/A	OF	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	OF	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).

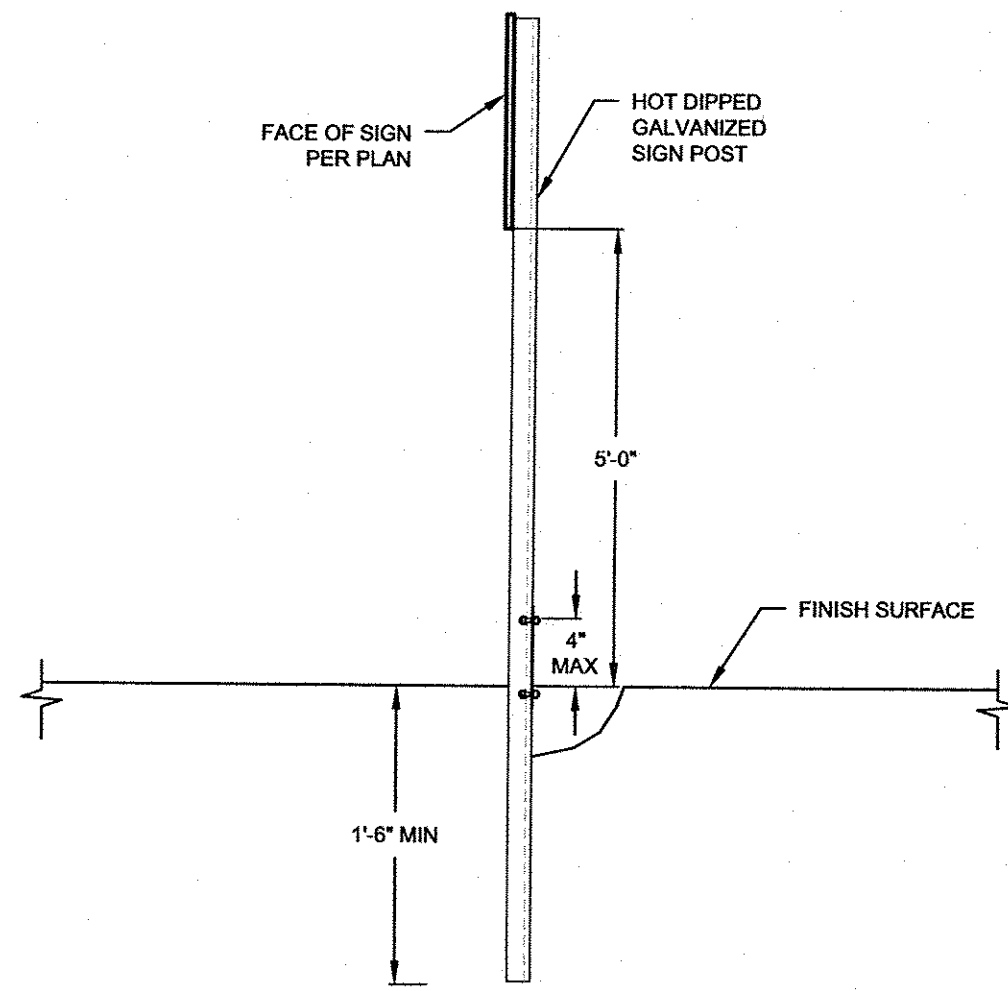


HANDICAP PARKING SPACES

SCALE: NTS

WATER SYSTEM NOTES:

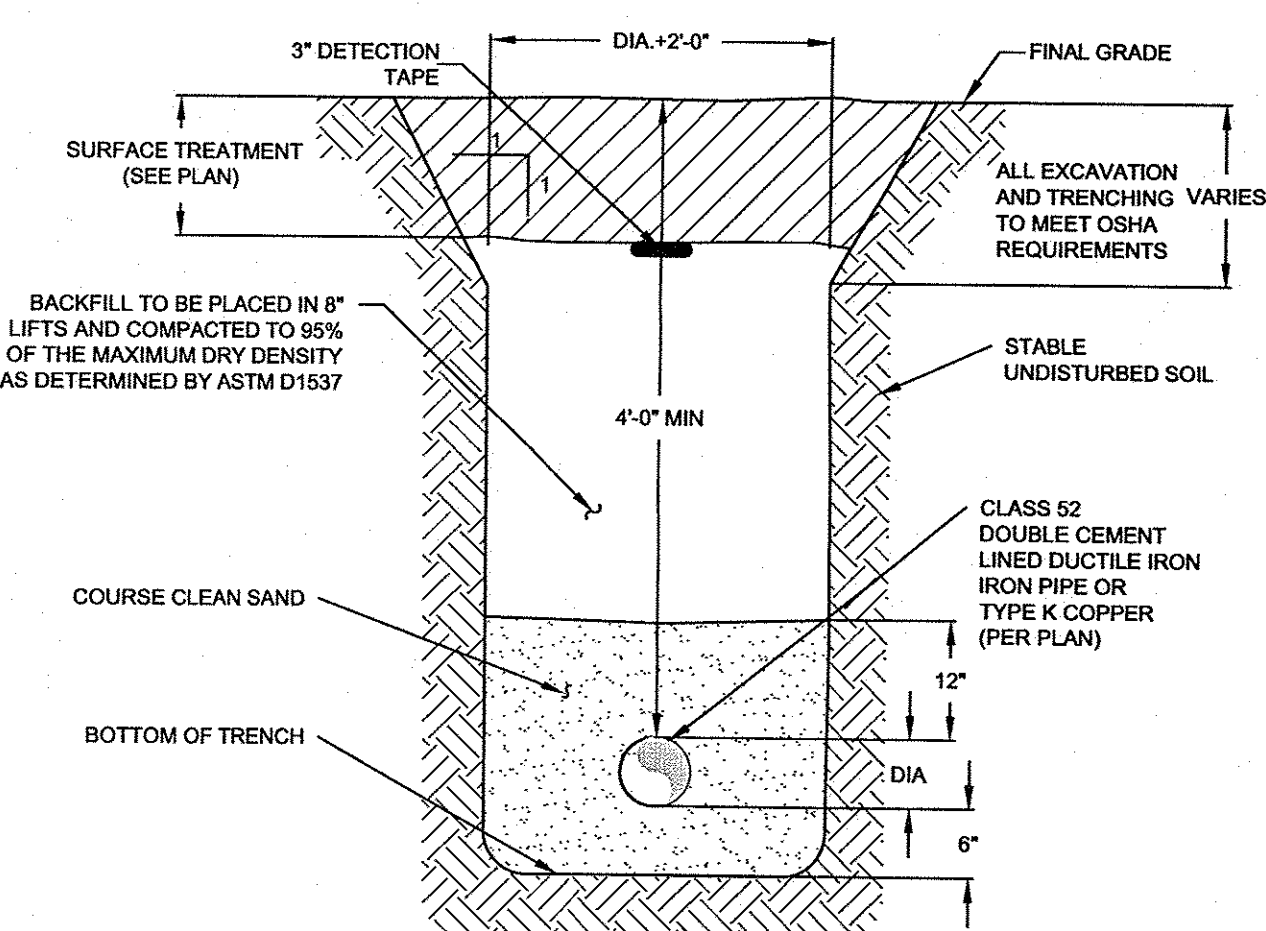
1. CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF NEWBURGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF NEWBURGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF NEWBURGH.
2. ALL WATER SERVICE LINE TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING. CORPORATION STOPS SHALL BE MUELLER H-15020 FOR 1/2 AND 1 INCH, MUELLER H-15000 OR B-25000 FOR 1 1/2 OR 2 INCH SIZES. CURB VALVES SHALL BE MUELLER H-1501-2 FOR 1/2 AND 1 INCH AND MUELLER B-25204 FOR 1 1/2 AND 2 INCH SIZES. CURB BOXES SHALL BE MUELLER H-10312 FOR 1/2 AND 1 INCH AND MUELLER H-10310 FOR 1 1/2 AND 2 INCH SIZES.
3. ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF NEWBURGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF NEWBURGH WATER DEPARTMENT.



- NOTES:
1. ALL ASSEMBLY HARDWARE TO BE CAST ALUMINUM WITH ALUMINUM BOLTS.
 2. ALL SIGNS SHALL BE SIZE 'C'.

SIGN POST

SCALE: NTS



WATER PIPE TRENCH

SCALE: NTS

COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN RED OR BLUE INK SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

ROSS WINGLOVITZ, P.E.
NEW YORK LICENSE # 071701

ENGINEERING & SURVEYING PROPERTIES
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
F: (845) 457-1899

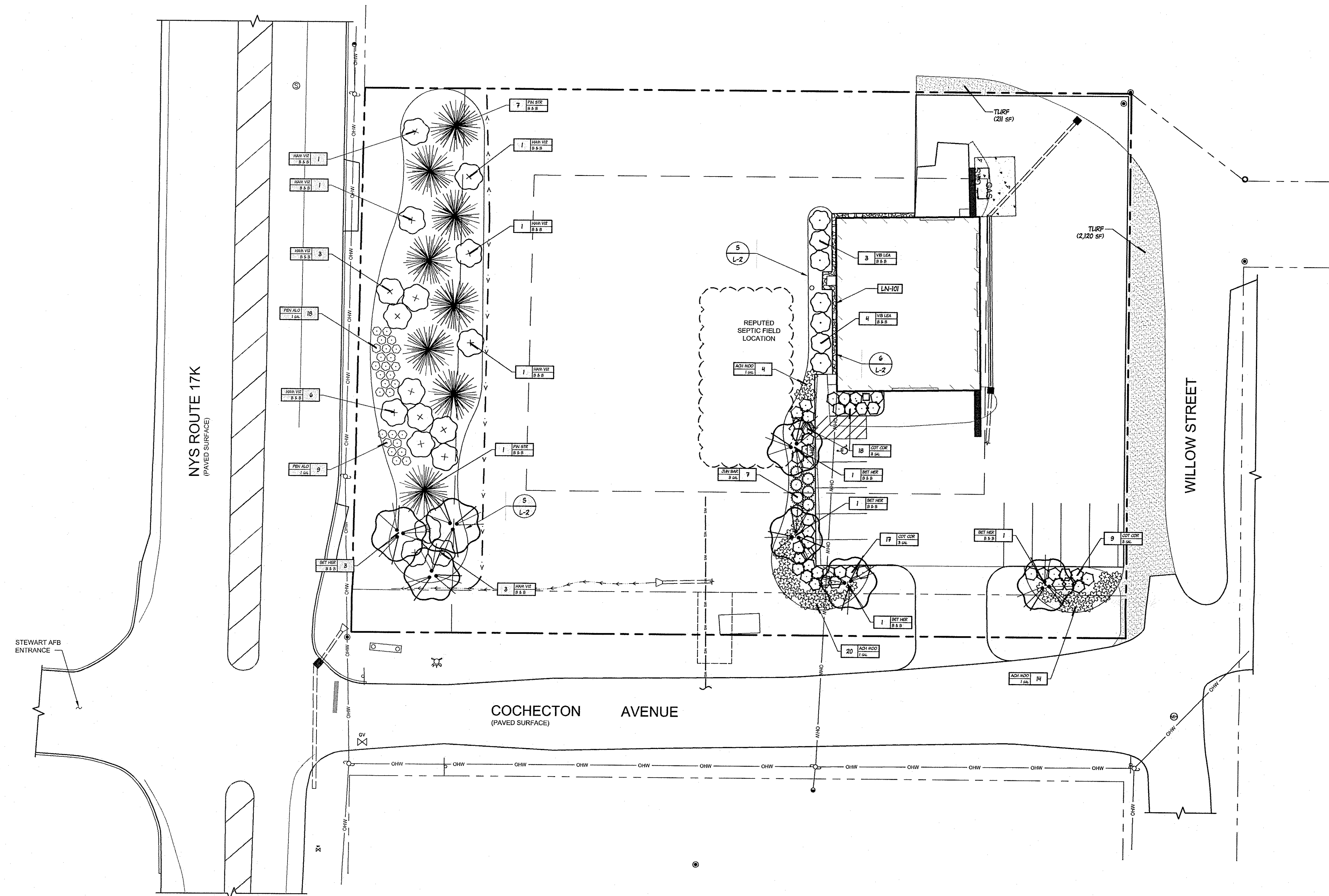
DETAILS

SIEROTA
162 ROUTE 17K
TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK

JOB #: 1126.01
DATE: 09/18/15
REVISION: 1 - 11/05/15

DRAWN BY: ML
SCALE: 1" = 20'
TAX LOT: 94-1-61

C-2



GENERAL NOTES SCHEDULE:

SYMBOL	DESCRIPTION
GE-101	EXISTING CONDITIONS ARE BASED OFF AERIAL PHOTOGRAPHY AND SOME GPS LOCATION. THE INFORMATION PROVIDED SHOULD BE FIELD VERIFIED AND ADJUSTMENTS MADE AS NECESSARY DURING CONSTRUCTION.
GE-102	CALL BEFORE YOU DIG. CALL 811 FORTY-EIGHT (48) HOURS BEFORE EVERY DIGGING JOB AND GET THE UNDERGROUND UTILITY LINES MARKED FOR FREE AND HELP PREVENT UNDESIRABLE CONSEQUENCES.

LAYOUT NOTES SCHEDULE:

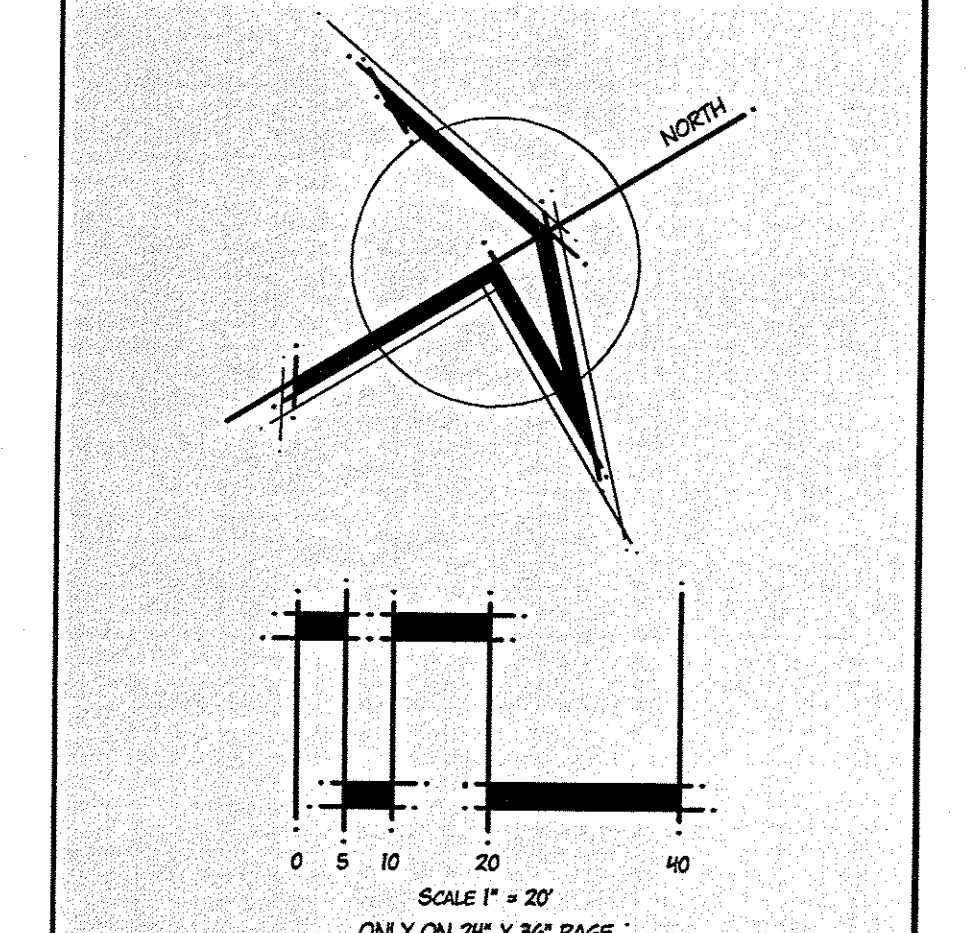
SYMBOL	DESCRIPTION
LN-101	PROTECTIVE STONE BUFFER: 5 1/2 INCH ALUMINUM LANDSCAPE EDGERS WITH DECORATIVE STONE, SEE DETAIL. THIS INSTALLATION IS NOT OPTIONAL AND NOT REQUIRED AND SHALL ONLY BE INSTALLED AS PER THE OWNER.

SEED SCHEDULE

DESCRIPTION	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	DETAIL
TURF, GREATER THAN FOUR (4) HOURS OF SUNLIGHT	2,331 SF					
PESTICIA RUBRA 'ZODIAC' / ZODIAC CHEWINGS FESCUE	466 SF	20% - SEED				
LESLIA PERENNE 'AMAZING GR' / AMAZING GR PERENNIAL ROYALGRASS	466 SF	20% - SEED				
POA PRATENSIS 'BENTON' / BENTONED KENTUCKY BLUEGRASS	466 SF	20% - SEED				
POA PRATENSIS 'EVERGLADE' / EVERGLADE KENTUCKY BLUEGRASS	466 SF	20% - SEED				
POA PRATENSIS 'MIDNIGHT' / MIDNIGHT KENTUCKY BLUEGRASS	466 SF	20% - SEED				

PLANT SCHEDULE

DESCRIPTION	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	DETAIL
DECIDUOUS TREES						
BET HER	7	HERITAGE RIVER BIRCH (MULTI-TRUNK VARIETY)	BETULA NIGRA 'HERITAGE'	B & B	10' TO 12' HGT.	1/L-2
EVERGREEN TREES						
PIN STR	8	WHITE PINE	PINUS STROBUS	B & B		2/L-2
SHRUBS						
COC COR	44	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	3 GAL		3/L-2
HAM VIZ	17	COMMON WITCH HAZEL	HAMMELIS VIRGINIANA	B & B		3/L-2
JAN BAR	7	BAR HARBOR CREEPING JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	3 GAL		3/L-2
VIB LEA	7	LEATHERLEAF VIBURNUM (YELLOWISH-WHITE BLOOMS MID-MAY)	VIBURNUM RHYTIDOPHYLLUM	B & B		3/L-2
ANNUALS/PERENNIALS						
ACH MOO	38	MOONSHINE YARROW (YELLOW BLOOMS THROUGH SUMMER)	ACHILLEA X 'MOONSHINE'	1 GAL		3/L-2
GRASSES						
PEN ALO	27	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	1 GAL		DETAIL



DRAWING STATUS		ISSUE DATE
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		NOVEMBER 1, 2015
CONCEPT APPROVAL	OF	SHEET NO.
PRELIMINARY APPROVAL	OF	
FINAL APPROVAL	OF	
PLANNING BOARD APPROVAL	OF	2
ZONING BOARD OF APPEALS APPROVAL	OF	
BIDDING	OF	
CONSTRUCTION	OF	
OTHER	OF	

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS IN THE DENOTED PLAN SET(S).

DATE	DESCRIPTION
11/01/2015	AS PER CLIENTS ENGINEER.
10/25/2015	DATE OF ORIGIN

LANDARCH STUDIOS, P.L.L.C.
 LANDSCAPE ARCHITECTURE & LAND PLANNING CONSULTANTS

COPYRIGHT © 2015 LANDARCH STUDIOS, P.L.L.C.

NEW YORK STATE LICENSE NO. 002206

MEMBER:
 AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
 ORANGE COUNTY CHAMBER OF COMMERCE

CALL US: (845) 476-8636
 FOLLOW US: @LANDARCHSTUDIOS

MAIL US: 263 N. MONTGOMERY STREET, NEWBURGH, NY 12550
 NETWORK WITH US: CHAD M. WADE R.L.A.

VIEW US: WWW.LANDARCHSTUDIOS.COM
 LIKE US: LANDARCH STUDIOS, P.L.L.C.

IT IS A VIOLATION OF THE SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATIONAL LAW FOR ANY PERSON, UNLESS ACTING UNDER THE PROTECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SIEROTA
162 ROUTE 17K

PROJECT TITLE:

GREG SIEROTA
 6 HIGH LONESOME TERRACE
 WALKKILL, NEW YORK 12589

PROJECT SPONSOR:

PLANTING PLAN

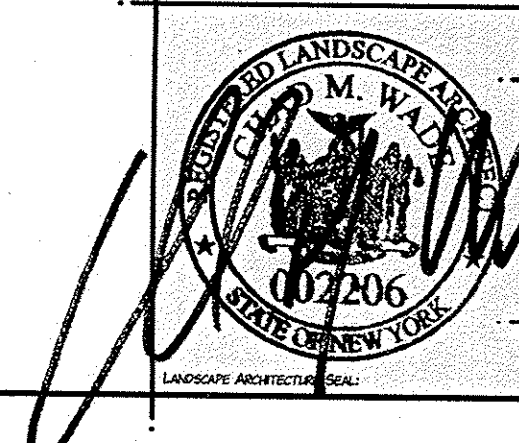
SCALE:

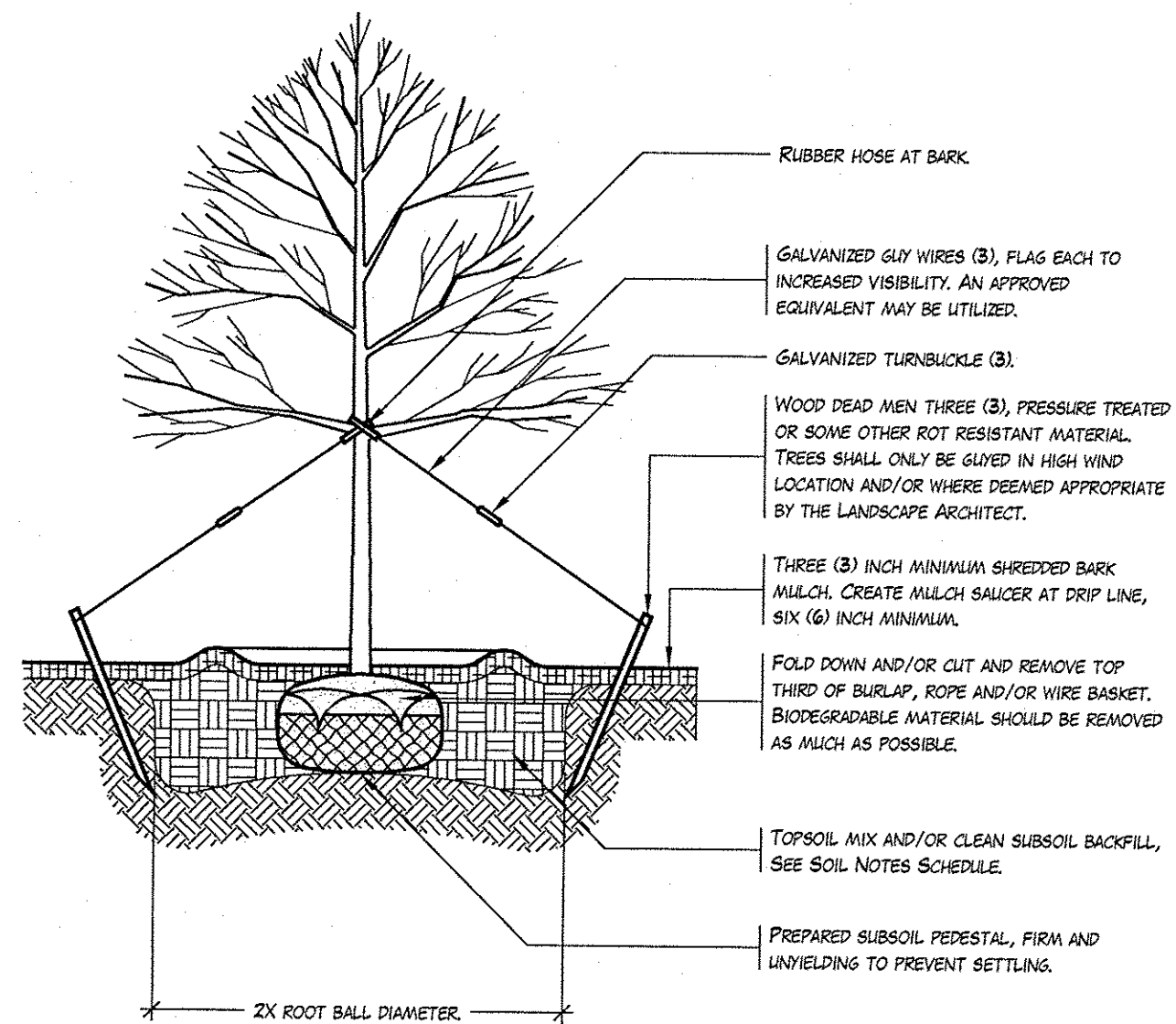
CAD REFERENCE: SIEROTA_10252015.DWG

PROJECT NUMBER: 2015.05

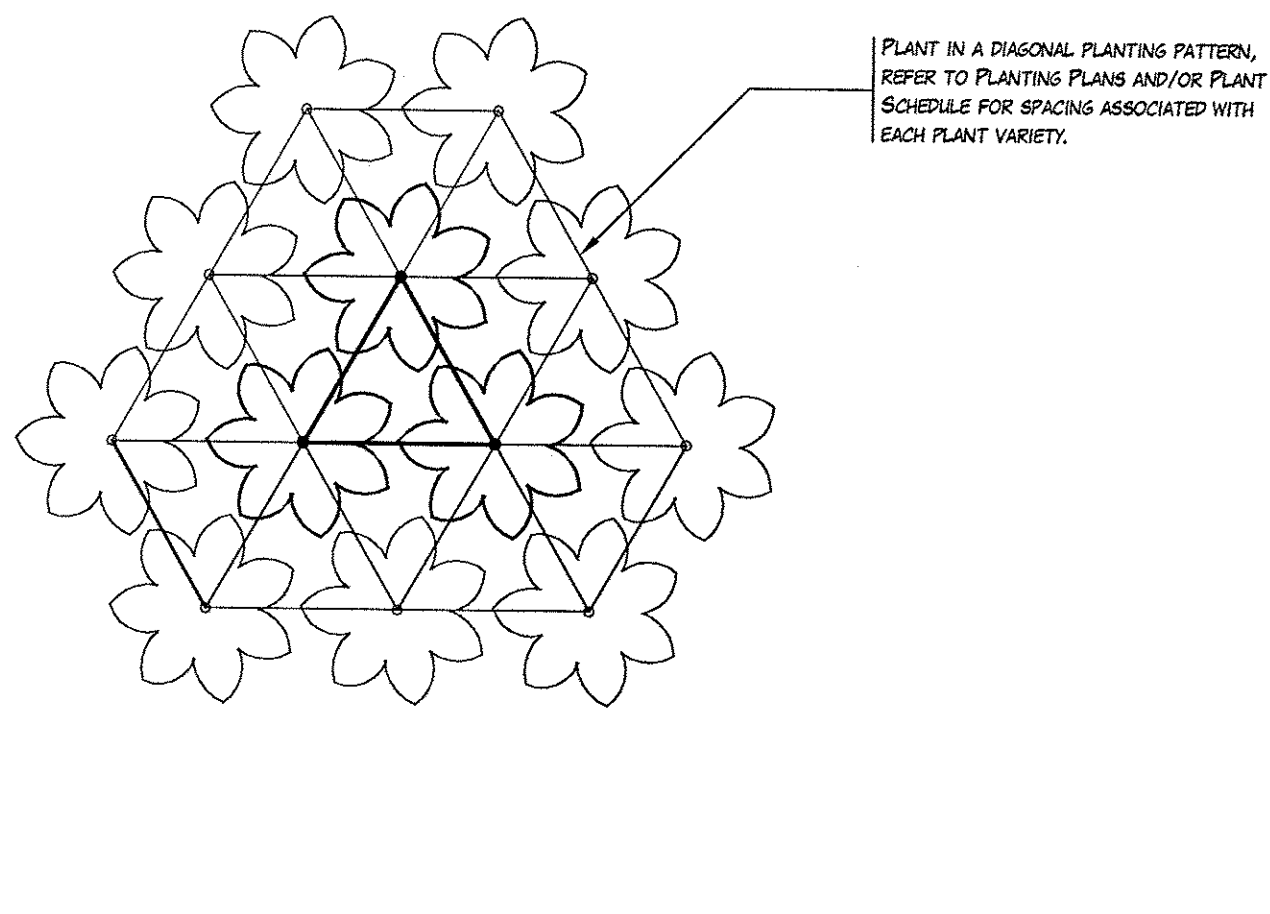
DATE MANAGED BY: C.M.W./C.N.W.

SHEET NO.: 1-1

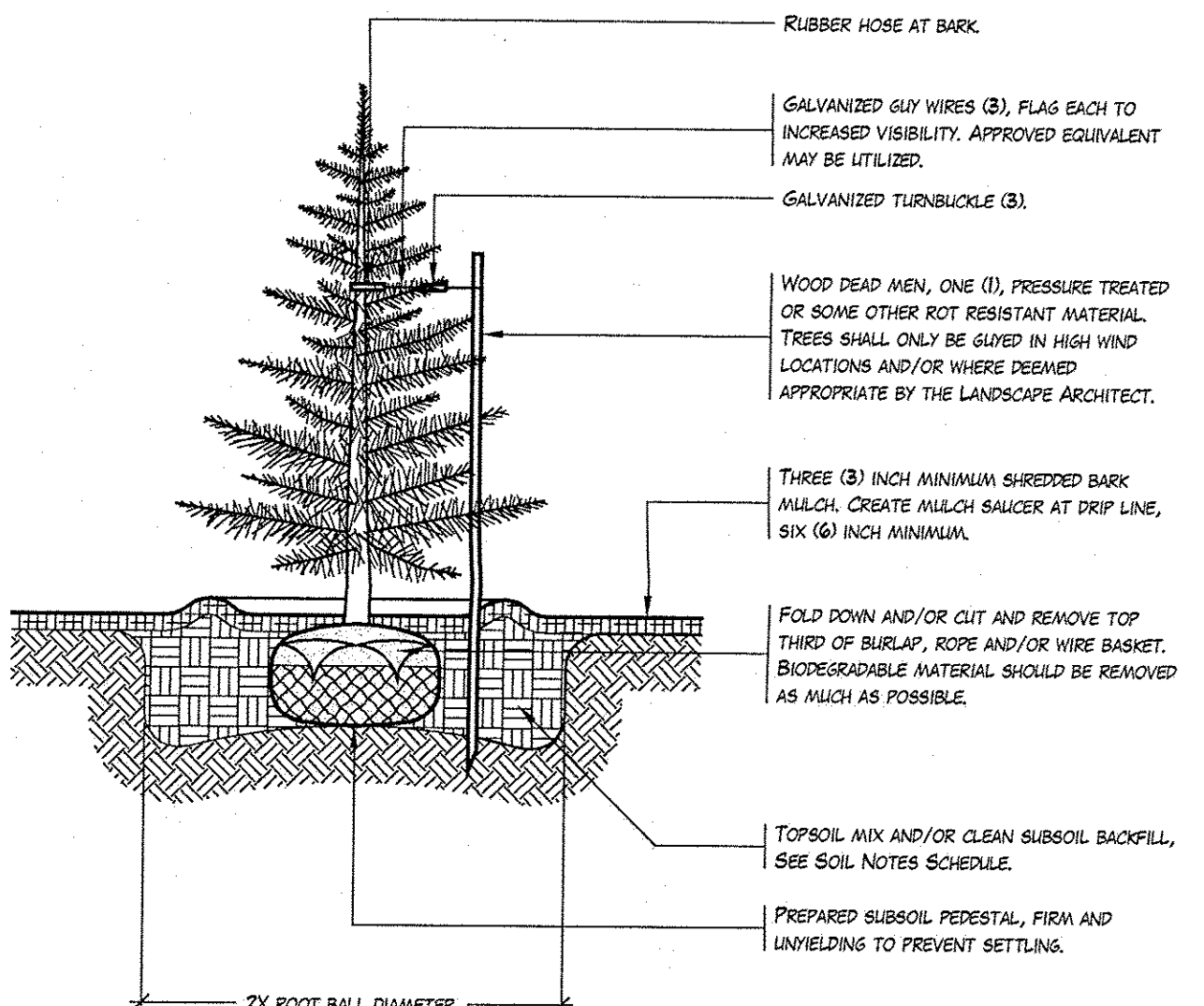




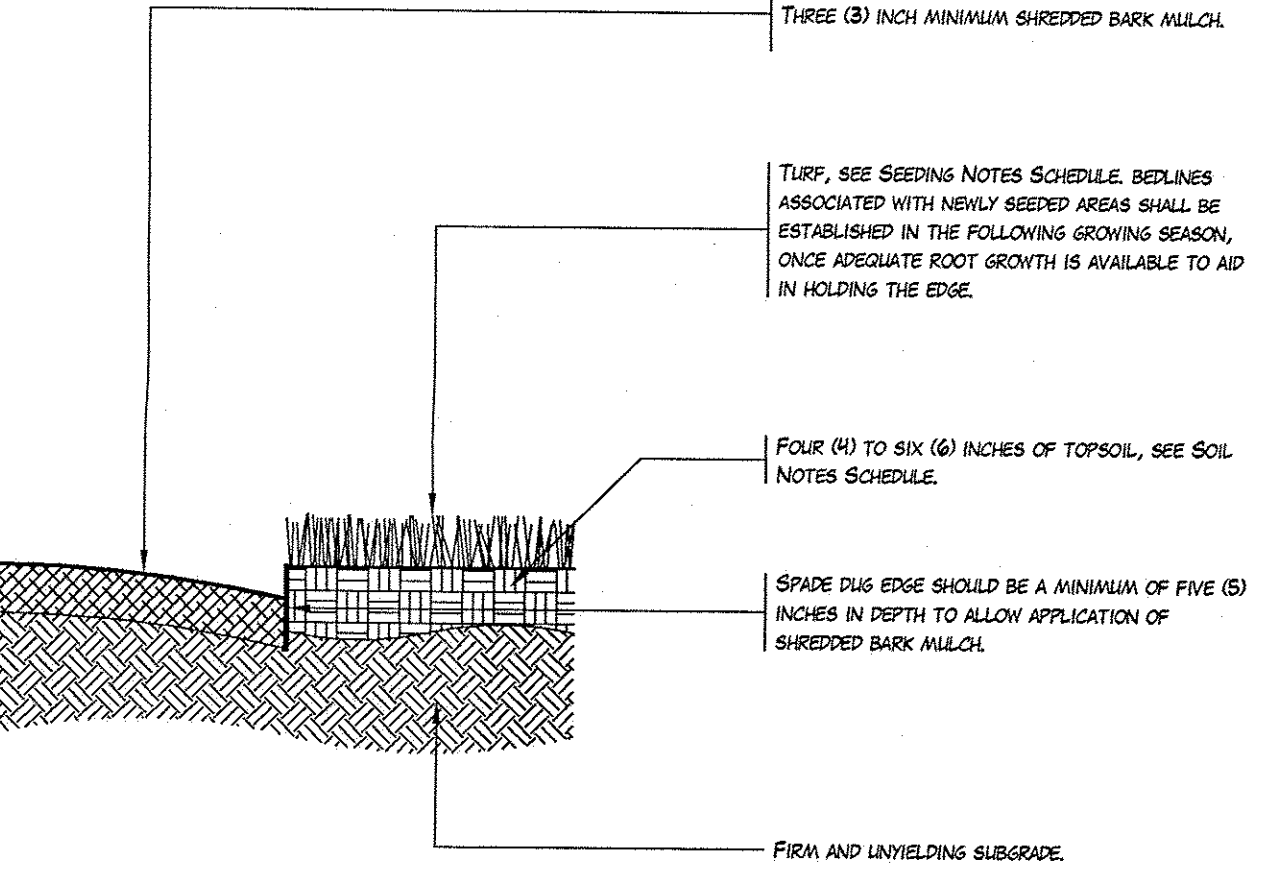
1 DECIDUOUS TREE PLANTING AND GUYING
SCALE: 3/8" = 1'-0"



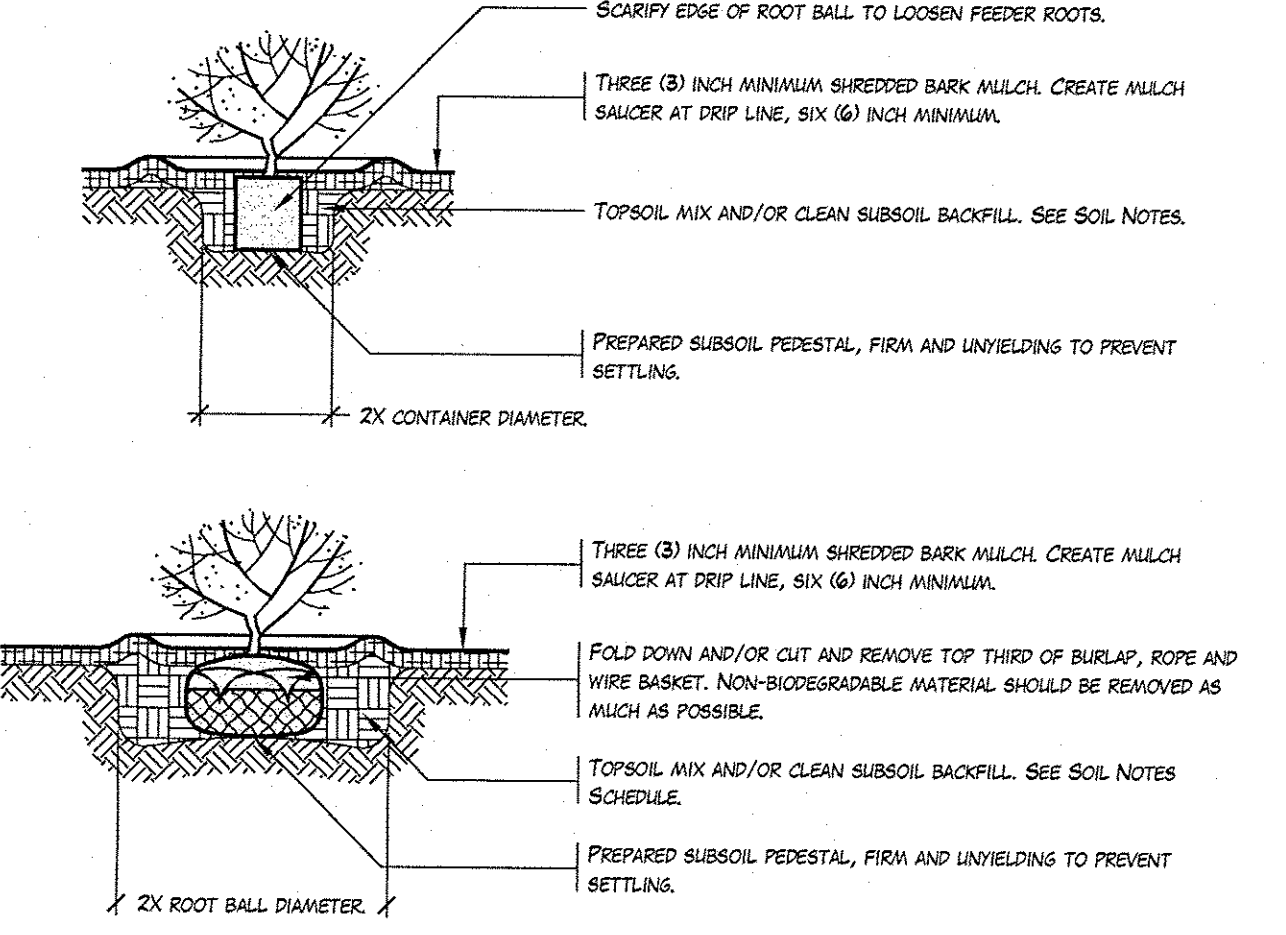
4 PLANT SPACING
SCALE: 1/2" = 1'-0"



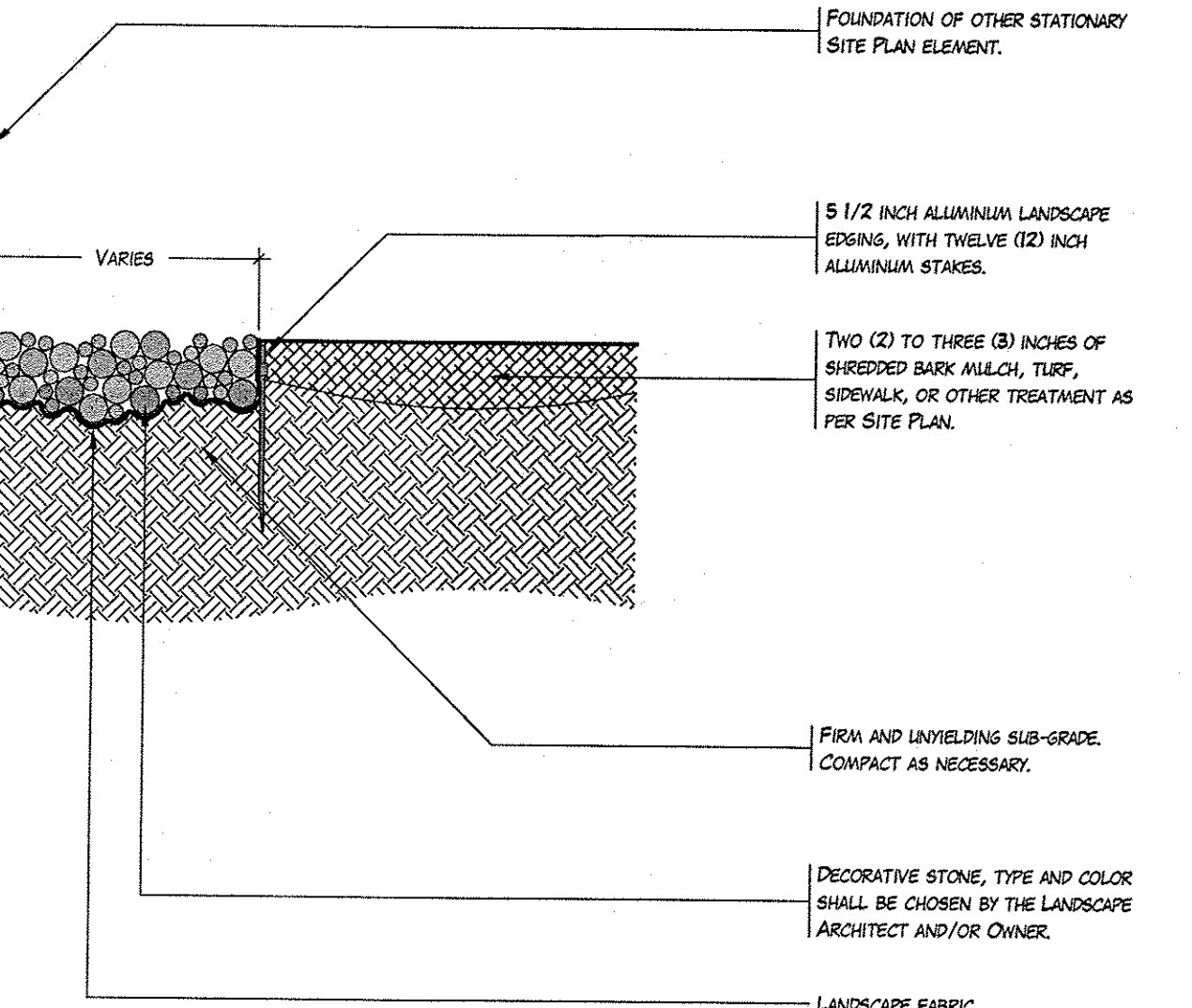
2 EVERGREEN TREE PLANTING AND GUYING
SCALE: 3/8" = 1'-0"



5 SPADE DUG PLANTING BED EDGE
SCALE: 1" = 1'-0"



3 CONTAINER AND B&B SHRUB PLANTING
SCALE: 3/8" = 1'-0"



6 DECORATIVE STONE BUFFER
SCALE: 1" = 1'-0"

PLANTING NOTES SCHEDULE:

SYMBOL	DESCRIPTION
PN-101	PLANT SYMBOLS AND LOCATIONS ARE DEPICTED BASED UPON EXPECTED MICRO-CLIMATE. LOCATIONS CAN BE FIELD ADJUSTED AND/OR EXPANDED AS DEEMED NECESSARY. CONTRACTOR SHALL PAY CAREFUL ATTENTION TO THE SPECIES AS INDICATED BY ITS BOTANICAL NAME. EACH SPECIES HAS BEEN CAREFULLY SELECTED FOR ITS KNOWN RESISTANCE TO DEER AND ARE AVAILABLE FROM NATIONAL GROWERS. SUBSTITUTIONS ON VARIETIES ARE NOT TO BE IMPLEMENTED WITHOUT PRIOR CONSENT FROM THE LANDSCAPE ARCHITECT AND/OR OWNER. ALL TAGS AND LABELS SHALL REMAIN ON ALL PLANT MATERIAL UNTIL FINAL INSPECTION, IMMEDIATELY REMOVED UPON FINAL INSPECTION.
PN-102	ALL PLANT MATERIAL FURNISHED IN ACCORDANCE WITH THIS PLAN SET SHALL MEET OR EXCEED THE MINIMUM STANDARDS WITHIN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. PLANT MATERIAL NOT IN COMPLIANCE WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK WILL NOT BE ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT, OWNER, AND/OR MUNICIPAL OFFICIAL.
PN-103	ALL PLANT MATERIAL SHALL BE GUARANTEED UNDER A WARRANTY PERIOD FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE. ALL PLANT MATERIAL DEEMED UNSATISFACTORY MUST BE REPLACED IN THE SAME PLANTING SEASON DEEMED UNACCEPTABLE. PLANT MATERIAL SHALL BE REPLACED WITH NEW PLANTS, OF APPROXIMATE EQUAL SIZE AND NO SMALLER THAN ORIGINALLY SPECIFIED ON THE APPROVED PLAN SETS, AT THE NEXT APPROPRIATE PLANTING PERIOD.
PN-104	CERTAIN SPECIES OF TREES HAVE A HIGH RISK OF FAILURE WHEN FIELD DUG AND PLANTED DURING THE FALL PLANTING SEASON. THE NURSERY STOCK FOR SPECIES KNOWN TO BE A FALL DIG HAZARD SHALL BE SUPPLIED FROM THOSE DUG DURING THE PREVIOUS SPRING PLANTING SEASON AND HELD OVER THE SUMMER SEASON AS BALLED AND BUR-LAPPED.
PN-105	STAKES IDENTIFIED IN THE INDIVIDUAL PLANTING DETAILS SHALL ONLY BE IMPLEMENTED IN AREAS OF HIGH WINDS AND/OR WHERE SOIL CONDITIONS WILL NOT ADEQUATELY SUPPORT THE ROOT BALL. CONTRACTOR SHALL DISCUSS WITH THE LANDSCAPE ARCHITECT THE NEED TO FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL. ALL STAKES SHALL BE REMOVED WHEN APPROPRIATE WITHIN THE TWO (2) YEAR WARRANTY PERIOD.
PN-106	THE CONTRACTOR SHALL FIELD ADJUST THE LOCATIONS OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND/OR OWNER.
PN-107	SPRING PLANTINGS SHOULD TAKE PLACE BETWEEN MARCH 15TH AND JUNE 15TH. FALL PLANTINGS SHOULD TAKE PLACE BETWEEN SEPTEMBER 1ST AND OCTOBER 30TH. AVOID PLANTING OUTSIDE THE AFORESAID DATES, ESPECIALLY IN THE HEAT OF SUMMER, UNLESS PROPER IRRIGATION AND MONITORING IS IMPLEMENTED TO ENSURE HEALTH AND VIGOR OF PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE NEWLY PLANTED VEGETATION IS ADEQUATELY WATERED THROUGHOUT THE SUMMER SEASON INTO THE FALL SEASON UNTIL ESTABLISHED.
PN-108	IN THE EVENT DISCREPANCIES EXIST BETWEEN PLANT QUANTITIES AS SHOWN IN THE PLANTING SCHEDULE COMPARED TO THE PLANTING PLAN, THE INFORMATION SHOWN ON THE PLANTING PLAN SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTS AS DEPICTED ON THE PLANTING PLAN AT NO ADDITIONAL COST.
PN-109	CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIALS, INCLUDING MAINTENANCE THROUGH FINAL ACCEPTANCE AND THROUGHOUT THE IDENTIFIED WARRANTY PERIOD, UNLESS OTHERWISE DESCRIBED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. DELIVER PLANT MATERIAL AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND IMMEDIATELY INSTALL. KEEP PLANTS MOIST, FRESH, AND PROTECTED FROM DAMAGING OR DETERIORATING CONDITIONS, INCLUDING, BUT NOT LIMITED TO SUN EXPOSURE, WIND, AND/OR FREEZING TEMPERATURES WHETHER IN THE RECEIVING YARD, IN TRANSIT, WHILE BEING HANDLED, OR AT THE JOB SITE AWAITING INSTALLATION. PLANTS WHICH HAVE BEEN DAMAGED OR HAVE DETERIORATED IN TRANSIT OR STORAGE ARE NOT ACCEPTABLE.
PN-110	ALL ROCKS OVER FOUR (4) INCHES IN SIZE, 500, WEEDS, ROOTS, OR OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED TO A DEPTH NECESSARY FOR PLANTING AND NOT ALLOWED FOR USE AS SUITABLE BACKFILL. ALL MATERIAL REMOVED SHALL BE COLLECTED AND LEGALLY DISPOSED OF OFF SITE. IN THE EVENT REMOVAL OF OBSTRUCTIONS RESULT IN A DEEPER HOLE THAN REQUIRED FOR PLANTING, BACKFILL MATERIAL SHALL BE ADDED AND COMPACTED TO EIGHTY-FIVE PERCENT (85%) OF MAXIMUM DENSITY TO THE CORRECT DEPTH.
PN-111	PLANT MATERIAL SHALL BE HANDLED IN SUCH A MANNER THAT THE SOIL OF THE ROOT BALL IS NOT LOOSENED FROM THE ROOTS. CAREFULLY PLACE PLANT MATERIALS INTO THE PREPARED HOLE ON A SUBSOIL PEDESTAL SO THAT THE CROWN OF ROOT BALL BEARS A SIMILAR RELATIONSHIP, OR SLIGHTLY ABOVE, FINISHED GRADE. SET PLANTS PLUMB AND FIRM IN AROUND THE ROOT BALL TO HALF (1/2) THE DEPTH OF THE HOLE WITH SUITABLE MATERIAL AND TAMP TO EIGHTY-FIVE (85) PERCENT OF MAXIMUM DENSITY. FILL REMAINING AREA OF PLANTING HOLE WITH WATER, ONCE COMPLETELY BRANDED, LOOSEN BURLAP AND PEEL DOWN AT LEAST THE TOP THIRD (1/3). IF WIRE BASKETS ARE USED, CUT AND REMOVE THE TOP THIRD (1/3) OF BASKET. ROOTS THAT HAVE BEEN WRAPPED AROUND THE BALL WITHIN THE BURLAP SHALL BE MADE TO LAY TO AS NATURAL, A MANNER AS POSSIBLE. CUT BROKEN OR FRAGILE ROOTS CLEANLY. FILL REMAINING AREA OF HOLE WITH SUITABLE BACKFILL AND THOROUGHLY TAMP TO EIGHTY-FIVE (85) PERCENT OF MAXIMUM DENSITY. FORM A SAUCER AT OR OUTSIDE THE DRIP LINE BY CONSTRUCTING A BERM. THE FINISH HEIGHT OF THE COMPACTED BERM SHALL BE THREE (3) INCHES. NO EXCESS SOIL SHALL BE ALLOWED TO REMAIN WITHIN THE PLANT SAUCER. WOOD CHIP MULCH SHALL BE PLACED WITHIN THE SAUCER TO A DEPTH NO TO EXCEED TWO (2) INCHES. IMMEDIATELY FILL SAUCER WITH WATER, THEN AGAIN WITHIN 24 HOURS AND CONTINUE TO WATER IN ACCORDANCE WITH MAINTENANCE NOTES. SEE PLANTING DETAILS FOR GRAPHICAL REPRESENTATION OF THE ABOVE DESCRIPTION.
PN-112	REMOVED ANY DEAD OR BROKEN BRANCHES AND THIN AS NEEDED UP TO A 1/3 OF EXISTING PLANT STRUCTURE, RETAINING ORIGINAL SHAPE.
PN-113	SEEDED AREAS SHALL BE FERTILIZED WITH A PREMIUM GENERAL PURPOSE PHOSPHORUS FREE ORGANIC FERTILIZER AS NEEDED. AS OF JANUARY 1, 2012, THE NYS/DEC RESTRICTS THE USE OF PHOSPHORUS FERTILIZER ON LAWNS OR NON-AGRICULTURAL TURF. IT IS RECOMMENDED THAT A SOIL TEST BE CONDUCTED IN ORDER TO CONFIRM FERTILIZER IS NEEDED AND ENSURE THE USE OF AN APPROPRIATE FERTILIZER. ADDITIONALLY, NO FERTILIZER SHOULD BE APPLIED WITHIN TWENTY (20) FEET OF A WATER BODY OR ON PAVED SURFACES. APPLICATION RATE SHALL BE IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS AND SHOULD BE APPLIED IN THE FOLLOWING SPRING PLANTING SEASON.
PN-115	SEASONAL COLOR, INCLUDING, BUT NOT LIMITED TO BULBS IN THE SPRING, ANNUALS IN THE SUMMER, AND MULDS/DECORATIVE CABBAGE IN THE FALL SHALL SUPPLEMENT THE PLANTING PLAN AT THE REQUEST OF THE OWNER.
PN-116	NATURAL OR DIED BROWN SHREDDED BARK MULCH SHALL BE APPLIED TO ALL PLANTING BEDS TO AN APPROXIMATE DEPTH OF THREE (3) INCHES. INDIVIDUAL TREES WITHIN LAWN AREAS SHOULD, ALTHOUGH NOT DEPICTED IN THE PLANS, HAVE A MINIMUM THREE (3) FOOT DIAMETER, PREFERABLE FIVE (5) FOOT DIAMETER MULCH RING. ALL PLANTING BEDS, WHERE THEY MEET TURF SHALL BE CONSISTENT WITH A SPADE DUG EDGE, SEE DETAIL.

SEEDING NOTES SCHEDULE:

SYMBOL	DESCRIPTION
SE-101	THE SOIL SURFACE FROM ROUGH GRADING OF CONSTRUCTED SLOPES, WHERE SEED IS TO BE APPLIED, SHALL BE LOOSENED BY MECHANICAL RAKES AS NEEDED TO ENSURE SEED ACCEPTANCE AND SEED TO SOIL CONTACT.
SE-102	AREAS TO BE PLANTED WITH SEED MIXTURES ARE RECOMMENDED TO BE APPLIED THROUGH A HYDRO-SEEDING PROCESS TO ENSURE SLOPE STABILIZATION DURING THE ESTABLISHMENT PERIOD. SMALLER AREAS WHERE HYDRO-SEEDING MAY BE IMPRACTICAL SHALL HAVE A LIGHT LAYER OF STRAW MULCH APPLIED IN ORDER TO HELP MAINTAIN MOISTURE CONTENT. THE USE OF HAY IS PROHIBITED TO LIMIT POTENTIAL INTRODUCTION OF UNDESIRABLE PLANT SEEDS.
SE-103	TURF SEEDING FOR SUNNY LOCATIONS, FOUR (4) HOURS OR MORE DAILY, SHALL BE APPLIED AT A MINIMUM RATE OF FOUR (4) POUNDS PER 1,000 SQ.FT. THE SEEDING SHALL BE A THOROUGH MIX OF EACH SPECIES IDENTIFIED IN THE SEEDING SCHEDULE. SEEDING FOR SHADY LOCATIONS, FOUR (4) HOURS OR LESS DAILY, SHALL BE APPLIED AT A MINIMUM RATE OF FOUR (4) POUNDS PER 1,000 SQ.FT. THE SEEDING SHALL BE A THOROUGH MIX OF EACH SPECIES IDENTIFIED IN THE SEEDING SCHEDULE.
SE-104	SEEDED AREAS SHALL BE FERTILIZED WITH A PREMIUM GENERAL PURPOSE PHOSPHORUS FREE ORGANIC FERTILIZER AS NEEDED. AS OF JANUARY 1, 2012, THE NYS/DEC RESTRICTS THE USE OF PHOSPHORUS FERTILIZER ON LAWNS OR NON-AGRICULTURAL TURF. IT IS RECOMMENDED THAT A SOIL TEST BE CONDUCTED IN ORDER TO CONFIRM FERTILIZER IS NEEDED AND ENSURE THE USE OF AN APPROPRIATE FERTILIZER. ADDITIONALLY, NO FERTILIZER SHOULD BE APPLIED WITHIN TWENTY (20) FEET OF A WATER BODY OR ON PAVED SURFACES. APPLICATION RATE SHALL BE IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS AND SHOULD BE APPLIED IN THE FOLLOWING SPRING PLANTING SEASON.

SOIL NOTES SCHEDULE:

SYMBOL	DESCRIPTION
SN-101	TOPSOIL SHOULD BE STRIPPED AND STOCKPILED WITH APPROPRIATE EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. STOCKPILED TOPSOIL IS TO BE UTILIZED FIRST PRIOR TO IMPORTING ADDITIONAL TOPSOIL.
SN-102	ALL AREA THAT ARE TO BE SEEDDED SHALL BE ENCAVATED A MINIMUM OF SIX (6) INCHES AND REPLACED WITH STRIPPED AND STOCKPILED OR IMPORTED TOPSOIL AS NEEDED.
SN-103	IMPORTED TOPSOIL, IF NEEDED, SHALL BE CONSISTENT WITH A LOAM OR SILT LOAM MIX, CONTAINING LESS THAN FIFTEEN (15) PERCENT CLAY AND CONTAIN A MINIMUM OF SIX (6) PERCENT BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATTER AND A MAXIMUM OF TWENTY (20) PERCENT. THE MIXTURE SHOULD BE OF AN ACCEPTABLE GRADATION OF NO MORE THAN TWENTY (20) PERCENT FINE TEXTURED MATERIAL, PASSING THE NO. 200 SIEVE.

MAINTENANCE NOTES SCHEDULE:

SYMBOL	DESCRIPTION
MN-101	IRRIGATE PLANT MATERIALS DAILY FOR TWO (2) WEEKS WITH TWO (2) TO THREE (3) GALLONS OF WATER PER ONE (1) INCH OF TRUNK SIZE OR ONE (1) GALLON PER SHRUB/PERENNIAL. THEN IRRIGATE MINIMUM TWO (2) TIMES A WEEK UNTIL WELL ESTABLISHED. USE APPROPRIATE JUDGMENT DEPENDENT UPON PRECIPITATION RATES. CLEAN, FRESH POTABLE WATER FREE FROM INJURIOUS CHEMICALS AND OTHER TOXIC SUBSTANCES HARMFUL TO PLANT LIFE SHALL BE UTILIZED. NO BRACKISH WATER WILL BE PERMITTED.
MN-102	ALL PLANTINGS SHOWN ON THE APPROVED PLAN SET SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF USE AND PLANTS NOT SO MAINTAINED ARE TO BE REPLACED WITH NEW PLANTS, OF APPROXIMATE EQUAL SIZE AND NO SMALLER THAN ORIGINALLY SPECIFIED ON THE APPROVED PLAN SETS, AT THE NEXT APPROPRIATE PLANTING PERIOD.
MN-103	THE TREES INDICATED WITHIN THE PLANT LIST ARE VARIETIES THAT HAVE BEEN CHOSEN TO FIT THEIR PROPOSED LOCATIONS. TREES SHALL BE ALLOWED TO MATURE AND FILL PLANTING AREAS AS DESIGNED. PRUNING SHOULD BE MINIMAL AND DONE FOR SAFETY, HEALTH OR STRUCTURAL CLEARANCE, REMOVE CROSSING AND DAMAGED BRANCHES. NO TREES SHALL BE TOPPED.
MN-104	THE SHRUBS INDICATED WITHIN THE PLANT LIST ARE VARIETIES THAT HAVE BEEN CHOSEN TO FIT THEIR PROPOSED LOCATIONS. SHRUBS SHALL BE ALLOWED TO MATURE AND FILL PLANTING AREAS AS DESIGNED. PRUNING SHOULD BE MINIMAL AND ON AN AS-NEEDED BASIS TO MAINTAIN THE SHRUBS NATURAL APPEARANCE. SHEARING OF SHRUBS SHALL BE PROHIBITED.
MN-105	GROUNDCOVERS SHALL BE ALLOWED TO MATURE AND FILL PLANTING AREAS AS DESIGNED. PRUNING SHOULD BE MINIMAL AND ON AN AS-NEEDED BASIS TO MAINTAIN THE PLANTS NATURAL APPEARANCE OR PREVENT SPILLOVER ONTO PAVED SURFACES. THE AREAS OF GROUNDCOVERS SHALL BE KEPT FREE OF WEEDS AND GRASS.
MN-106	PERENNIALS AND GRASSES SHOULD BE DEAD HEADED AS NEEDED THROUGHOUT THE SEASON TO MAINTAIN A NEAT APPEARANCE AND ENCOURAGE FLOWERING. THE AREAS OF PERENNIALS AND GRASSES SHALL BE KEPT FREE OF WEEDS AND GRASS.
MN-107	A MINIMUM OF THREE (3) INCHES OF ORGANIC NATURAL OR DIED BROWN SHREDDED BARK MULCH SHALL BE MAINTAINED, REPLENISH AS NEEDED. KEEP MULCH AWAY FROM PLANT STEMS AND TREE COLLARS. EDGE THE BEDS PERIODICALLY TO MAINTAIN A NEAT APPEARANCE AT THE EDGE OF THE TURF.
MN-108	TURF SHOULD BE MAINTAIN AT APPROXIMATELY THREE (3) INCHES IN HEIGHT, NO LESS. USE MOWING BLADES ON MOWERS TO ALLOW CLIPPINGS TO REMAIN, RECOMPOSE AND ADD NUTRIENTS TO THE SOIL. IT IS RECOMMENDED TO AERATE TURF ONCE A YEAR IN THE FALL WITH AERATION EQUIPMENT THAT PRODUCES PILES.
MN-109	SEEDED AREAS SHALL BE FERTILIZED WITH A PREMIUM GENERAL PURPOSE PHOSPHORUS FREE ORGANIC FERTILIZER AS NEEDED. AS OF JANUARY 1, 2012, THE NYS/DEC RESTRICTS THE USE OF PHOSPHORUS FERTILIZER ON LAWNS OR NON-AGRICULTURAL TURF. IT IS RECOMMENDED THAT A SOIL TEST BE CONDUCTED IN ORDER TO CONFIRM FERTILIZER IS NEEDED AND ENSURE THE USE OF AN APPROPRIATE FERTILIZER. ADDITIONALLY, NO FERTILIZER SHOULD BE APPLIED WITHIN TWENTY (20) FEET OF A WATER BODY OR ON PAVED SURFACES. APPLICATION RATE SHALL BE IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATIONS AND SHOULD BE APPLIED IN THE FOLLOWING SPRING PLANTING SEASON.

DRAWING STATUS

THIS SHEET IS PART OF THE PLAN SET ISSUED FOR	SHEET NO.
CONCEPT APPROVAL	OF
PRELIMINARY APPROVAL	OF
FINAL APPROVAL	OF
PLANNING BOARD APPROVAL	2 OF 2
ZONING BOARD OF APPEALS APPROVAL	OF
BIDDING	OF
CONSTRUCTION	OF
OTHER	OF

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS IN THE DENOTED PLAN SET(S).

DATE	DESCRIPTION
11/01/2015	AS PER CLIENTS ENGINEER
10/25/2015	DATE OF ORIGIN



COPYRIGHT © 2015 LANDARCH STUDIOS, P.L.L.C.

NEW YORK STATE LICENSE No. 002206
MEMBER:
AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
ORANGE COUNTY CHAPTER OF COMMERCE
CALL US: (845) 476-8056
FOLLOW US: @LANDARCHSTUDIOS
MAIL US: 303 N. MONTGOMERY STREET, NEWBURGH, NY 12550
NETWORK WITH US: CHAD M. WADE R.L.A.
VIEW US: WWW.LANDARCHSTUDIOS.COM
EMAIL US: INFO@LANDARCHSTUDIOS.COM
LIKE US: LANDARCH STUDIOS, P.L.L.C.

IT IS A VIOLATION OF THE SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATIONAL LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SIEROTA
162 ROUTE 17K
GREG SIEROTA
6 HIGH LONESOME TERRACE
WALLKILL, NEW YORK 12589

PROJECT NUMBER:	PROJECT NAME:	DATE:	PROJECT NUMBER:	DATE:
SIEROTA_Details_10252015.DWG	162 ROUTE 17K	2015.05	SIEROTA_Details_10252015.DWG	2015.05

